APPENDIX M

WHEDA Housing Tax Credit Design Requirements

A. INITIAL SUBMITTAL REQUIREMENTS:

Submit a copy of this document signed by the development Architect and Applicant/Owner, certifying that all Development Requirements outlined in this Appendix M will be incorporated in the completed housing development.

Unless noted otherwise, references to section numbers are from ICC/ANSI A117.1–2017 edition.

"Building Code" refers to the 2015 edition of the International Building Code with Wisconsin's amendments as found under SPS Chapters 361-366. Review SPS 361.05.

"ADAAG" refers to the ADA Accessibility Guidelines for Buildings and Facilities.

B. DEVELOPMENT REQUIREMENTS

I. REQUIRED ITEMS.

KEY: NC= New Construction and Adaptive Reuse of non-housing structure
R= Rehab of Existing Housing

Required For	ITEM
NC, R	Showerheads & faucets being replaced or initially installed: a) Low flow showerheads of 1.75 gpm, or less, must be installed on every showerhead within each dwelling unit in the development, and b) Faucet aerators with a rating of 1.5 gpm or less must be installed on every faucet within each dwelling unit in the development.
NC, R	Common Area Lighting being replaced or initially installed: Appropriate high efficiency lighting, including High Performance T-8 systems, T-5 systems, Compact Fluorescent Lamps (CFLs) or Light-Emitting Diode Lamps (LED), shall be installed in all interior common areas, including decorative fixtures.
NC, R	Appliances being replaced or initially installed: Must meet current ENERGY STAR® ® standard(s) if an ENERGY STAR rated appliance is available.
NC, R	Window or Central Air Conditioning Units being replaced or initially installed: Must meet current ENERGY STAR® standard(s).
NC, R	Setback Thermostats: All family housing units are required to incorporate setback thermostats.
NC, R	Lever-style handles on all interior doors being replaced or initially installed
NC, R	Bath/kitchen faucets being replaced or initially installed must be single-lever type.
NC, R	Mini blinds or similar window covering

NC, R	Common Laundry Facility. Alternatively, all units shall have at no charge: in-unit washer/dryer hook ups, or in-unit washer/dryer
NC, R	Hard-wired high speed internet service in each unit. For acquisition/rehab properties, wireless internet will be allowed
NC	Grab Bars – *In All Bathrooms of Elderly Buildings Only*. In each bathroom, install nylon grab bars meeting the requirements of Section 609 (matching or contrasting the color of the tub/shower) in the following locations minimum: a) In all showers, install one grab bar on the control end wall and one grab bar on the back wall. Grab bars shall be 6" maximum from adjacent walls. b) In all bathtubs, install one grab bar 24" minimum on the back wall and one grab bar 24" minimum on the control end wall per Fig. 607.4.2. Both grab bars to be installed horizontally at the same height above the floor. c) In all toilets, provide one horizontal side wall grab bar 42" minimum per Section 604.5.1 and provide on horizontal rear wall grab bar 24" – 36" minimum per Section 604.5.2.
NC	Bathtub/shower compartment permanently lined with non-skid surface or pattern covering 75% of floor.
NC	All Non-Elderly Housing (Family, General population or Supportive Housing). In all bathrooms of each unit, provide reinforcement for the future installation of grab bars at toilets, bathtubs, and shower compartments per Section 1104.11.1. (if grab bars not already installed in the unit)
NC	Provide all bathtubs/showers with offset controls and a 30" x 48" clear floor space for parallel approach. Where the centerline of the controls is between 18" and 9" from the open face of the bathtub/shower compartment, the clear floor space in front of the fixture shall extend at least 9" beyond the control wall. Where the centerline of the controls is between 9" and 0" from the open face of the bathtub/shower compartment, the clear floor space in front of the fixture shall extend at least 5" beyond the control wall.
NC	At least one toilet in each dwelling unit shall have clearances that meet the requirements of Section 1104.11.3.1.2.1, 1104.11.3.1.2.2, or 1104.11.3.1.2.3.
NC	Low-profile thresholds - All changes in level within common areas and in dwelling units to be ¼" maximum vertical or ½" maximum beveled at 1:2 per Sections 303.2 and 303.3.
NC	100% visitable units for 9% transactions, 50% visitable units for 4% and State/4% transactions. (Only 20% visitable units required for single family or duplex or townhome style construction). Projects should be designed and graded to allow an accessible route from parking or street level to all dwelling units. Accessible routes shall meet all the requirements of Section 402 including Section 404 for accessible doors. The living room, kitchen and minimum of one bathroom (with a minimum of a toilet and sink) must be on the accessible route from the unit entry. Bathroom shall meet the requirements of Sections 1104.11 minimum.
NC	Lighting controls, electrical switches, and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Section 1104.9 minimum.
NC	Electrical outlets and cable/date outputs set to a minimum height of 18" above the floor.

NC	Built-in Dishwasher and disposal-all 2 BR or larger units. Family developments only.
NC	Provide at least one bedroom on the first floor of multi-story units (minimum 4% of the development's multi-story units). Not required if the development includes other unit styles which achieve bedroom accessibility (minimum 4% of the total number of units).
NC	Individual storage lockers for each unit at no charge to resident. Must be inside storage, minimum 3' X 6' X 8'. Single family, duplex, or townhome styles are exempt.

II. BUILDING ENVELOPE REQUIREMENTS

New Construction

- Building envelope worksheet calculations: Must exceed the State of Wisconsin Department of Safety & Professional Services Building Envelope Requirements by, at minimum 2%, based upon (2015 IBC code) RES*check*™ software calculations **AND** heating loads must be calculated at the maximum infiltration rate allowable in **RES***check*™ (0.5 air changes/hour).
- **RES***check*™ calculations must demonstrate compliance with State of Wisconsin building codes. **RES***check*™ reports are required for each building.
- These calculations must be submitted to WHEDA with the final Housing Tax Credit application for the development

Rehab Existing Housing and Adaptive Reuse Developments

- Rehab of Existing Housing and Adaptive Reuse developments must make efforts to exceed the State of Wisconsin Department of Safety & Professional Services Building Envelope Efficiency by 2% (2015 IBC code). RES*check™* reports are required for each building.
- If 2% cannot be achieved, Applicant must (at final application) provide a letter that describes best efforts and describes greater than normal efficiencies of ancillary items such as: window replacement "U" value, insulation "R" value, heating systems and lighting systems used in the development.
- If 2% cannot be achieved, Applicant must use building renovation components which meet the *ENERGY STAR™* or equivalent building standards.
- These calculations must be submitted to WHEDA with the final Housing Tax Credit application for the development

C. FINAL SUBMITTAL REQUIREMENTS - All Developments

Development Owner and General Contractor/Architect certifications must be submitted to WHEDA with the final Housing Tax Credit application reflecting that 1) each building meets or exceeds requirements outlined in the Appendix M governing the year of the original application (use box below), and 2) each building meets or exceeds WHEDA's Building Envelope Requirements. See: www.wheda.com for Owner and General Contractor/Architect Certification forms.

➔ Download REScheck™ or COMcheck™ software from U.S. Department of Energy website: http://www.energycodes.gov/rescheck

III. MINIMUM UNIT SIZES REQUIREMENTS

New Construction and Adaptive Reuse properties

- The average unit size for new construction and adaptive reuse units must meet the minimum square footage identified below:
  - Efficiency: 400 SF
  - 1-BR 575 SF
  - 2-BR 825 SF
  - 3-BR 1100 SF
  - 4+ BR 1200 SF

  Note: Projects in the Supportive Housing Set-Aside are not required to meet the minimum sizes noted above.

Rehab of Existing Residential Developments

- Rehab of existing residential units will not be subject to the minimum unit size requirement.

IV. Sustainable Design

- As a **minimum threshold requirement**, properties are required to be built to the Wisconsin Green Built Home Standard (score of 150 or more) or the Enterprise Green Communities Criteria.

  - Properties that are awarded 15 points for Sustainable Design in WHEDA Scoring Category #2 – Energy Efficiency and Sustainability are required to be built to a Wisconsin Green Built Home score of 200 or more or Enterprise Green Communities Certification Plus

  WHEDA will require program certification from Wisconsin Green Built Homes or Enterprise Green Communities prior to release of the 8609.

Development Owner & Architect must sign and submit the following

Complete This Section and Submit With Initial Application _____
Complete This Section and Submit With Final Application _____

Project Name: _____

Project Type: (check one) New Construction or Adaptive Reuse ☐
Rehab Existing Housing ☐

I/we certify the components listed above will be/are included in the subject project by signing below.

Architect: _____ Date: _____

Applicant/Owner: _____ Date: _____